

**EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING AGENDA**  
**THURSDAY, OCTOBER 10, 2019 (6PM)**  
**7610 Hollister Ave. (Meeting Room)**

**1. CALL BOARD MEETING TO ORDER**

**2. REQUEST BY OWNERS IN ATTENDANCE OR VIA CORRESPONDENCE OR PHONE (unless it's an emergency, it'll be put on next month's agenda); Bd to consider request & possibly vote...**

Each unit has about 3 minutes to address their concern to the Board or ask permission for...

**3. APPROVAL OF PRIOR MEETING MINUTES (9/12/19)**

**4. TREASURER, OFFICERS & COMMITTEES (Bd to consider recommendations & possibly vote...)**

Operating Expenses are about 9.7+% under budget thru end of last month

Res. Expenditures for last month: carport fascias 7606 & 7610

Motion to approve the Treasurer's report and confirm the Board has reviewed all financial information each month as required by Civil Code Section 5500 including, but not limited to, the Association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Association's bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Association's budget or otherwise approved by the Board.

Landscape recommendations & proposals: Conversion to drip; planting; trees; treatment;

Vendor Evaluation

**5. OLD BUSINESS (Board to consider, review and possibly vote on...)**

- a. Updating the governing documents with Stirling-Adams
- b. 7606 foundation work by Carter Const: approx \$80K+; releveled effects;  
Foundation to be done: 7632 #245, 247 & #248 sloping floor
- c. Building staircase light fixtures replacement
- d. Sidewalk repair / replacement
- e. Roofs
- f. Gutters / downspouts by Action Roof: holding \$4K
- g. Siding or dry rot repairs: #352; Bridge; #261 & #361; 249; 343, 307.
- h. Carport Fascias by Vineyard Const: completed at 7602, 7606, 7610
- i. Re-labeling water meter lids – Affordable Paint \$1,850
- j. Gym - update / Survey / Repairs
- k. Leak in #130

**6. NEW BUSINESS (Board to consider, review and possibly vote on...)**

- a. Power wash bldgs.
- b. Annual audit or review & tax returns by CPA (audit last year)
- c. #352 new windows & slider
- d. Recording liens
- e. Other items to be put on next month's agenda

**7. EXECUTIVE SESSION**

If Needed: (Executive Session may only be used to discuss litigation, contracts with 3rd parties, member discipline, personnel or upon an owner's request to discuss payment of assessments).

- Late payers through end of last month (balances of \$500 or more):
- Internal Dispute Resolution / Levy fines/ Bankruptcy / Foreclosure / Small Claims / Write off
- Assess fine for rule infraction
- Enviroscaping contract

**8. ADJOURNMENT (Scheduled meeting – 11/14/19 @ 6PM at 7610 (Meeting Rm))**

egagenda.doc 10/7/19

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